

## **District II Advisory Board Minutes**

**February 3, 2015**

[www.wichita.gov](http://www.wichita.gov)

The District II Advisory Board meeting was held at 6:30 p.m. at Fire Station #20 located at 2255 S. Greenwich Road Wichita KS, 67207. The Council Member, ten board members, four staff and six members of the public were present.

### **Members Present**

David Babich  
Max Weddle  
Nazir Jesri  
Nick Howell  
Kelly Callen  
Dale Carter  
Brain Carduff  
Jennifer Baysinger  
Carol Jones  
Blaine Knott  
Pete Meitzner- Council Member

### **Members Absent**

Stephanie Galicia  
Parth Khare- Youth DAB Member

### **Staff Present**

Officer Richard West, Wichita Police Department  
Captain Warren King, Wichita Fire Department  
Dale Miller, COW Planning Department  
Alana Haynes, Office of Community Engagement

### **Guests**

Listed on last page

## **ORDER OF BUSINESS**

### **CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

### **APPROVAL OF MINUTES AND AGENDA**

- **January minutes approved (10-0)**
- **February agenda approved (10-0)**

### **PUBLIC AGENDA**

### **Scheduled Items**

No Report

### **Off-Agenda Items**

**Tom Benefiel**, 1425 Black Oak, reported that on November 21, 2014, correspondence began regarding the corner of 144<sup>th</sup>, 143<sup>th</sup> and Harry. There was a car wreck tonight, where a school bus and a car collided. There is a need for a stop light and a roundabout at this location. The State is putting in round about all over, (pictures and documentation was given out regard roundabouts). **Benefiel** questioned whether the property had enough room to build the roundabout, without purchasing land. Questions-none.

## **STAFF REPORTS**

### **Community Police Report**

**Officer West-** Patrol East, Beat 38, reported on graffiti on Kellogg, Central and Edgemoor. The two suspects have been identified and charged. On 38 beat, in December there were five residential burglaries and in January there were 14 burglaries. Patrol north apprehended three juveniles that were in connection to the burglaries and the items were located and recovered. We were also

contacted by HOA's regarding after school parking, officers have been out helping with the parking and directing traffic.

**DAB member-** How often do you use the mount units? **West:** The supervisors train with them and some officers may be using them in the Old Town area.

**Action Recommended:** Receive and file

#### **Fire Report**

**Captain King,** reported that in January there were 17 fires City- wide. There was also an air gas fire that totaled \$1.5 million in content damages. There were \$2 million dollars in damages for total loss. Only two fires in District II; one accidental and one undetermined.

**Citizen-** We had a fire at Flight Safety, the Fire Department had trouble finding the building. What can we do next time that happens? **King-**Was it called in? **Citizen:** It was called in. **King:** Is the address on the street or on the building. The more information you give, the better we can find the locations. I am not sure, if the system was down on that day.

**Action Recommended:** Receive and file

#### **Park and Recreation Department Report**

**Allen Taber,** reported that the sexual assault workshop went well. Wichita State University, (WSU) partnered with the Park and Rec. Department. Our department is open to come out to the HOA and NA's meetings to discuss events at our center. Park and Rec will implement a self-defense workshop. The Fairmount NA plans to have a celebration to get the community out and together. There will be an Easter egg hunt the last Saturday in March, beginning at 10 am to 12pm at Watson Park. We are encouraging people to use our facilities, by renting out our facilities for weddings, reunions, basketball games, etc.

**CM Meitzner-** There will be a splash park facility on the west side. It will be a catalyst as we get into the aquatics renovations

**DAB member-** I have a lot of friends that have become excited about pickle ball. **Taber:** Yes, I will have a meeting to discuss the expansion of the Pickle Ball program. A grant is anticipated to help build space and encourage more people to come out and play.

**Action Recommended:** Receive and file

#### **City Engineering Report**

Gary Janzen, City Engineer, reported on the status of various projects, which are taking place in District II. Questions-none.

### **NEW BUSINESS**

#### **ZON2014-00031 –(Re-hear)**

**Dale Miller,** Senior Planner, presented on a Limited Commercial (CU), rezoning the northwest corner of North Rock Road and East Douglas Avenue.

**DAB member:** Did any of the neighbors protest? **Miller:** No one has protested at this point.

**Russ Ewy**, applicant representative, stated that there was a planning commission a few weeks ago and no one showed to protest. We presented our cases and after no other questions, the commission moved to split things down the middle and grant our desires with the City staff's desire as well. We spoke with Rockwood HOA and there were about 40-50 people at the meeting. We were able to speak for an hour and fifteen minutes. **Larry Dunz** is here who the President of the association. Four to five people spoke, to support no changes being made. A number of other people who had not been there that long, were concerned, however; they supported the proposal. We provided an overview of the process and we are asking you to consider our original request.

**DAB member:** We were not against what you were proposing. We just wanted to make sure the HOA had enough time to hear the case.

**Larry Dunz**, Rockwood President: There were a lot of concerns amongst the homeowners, they should have received letters, but others that lived near thought they should have received letters as well. There were a lot of complaints with the smell of food, and wanted to ensure that the Starbucks design would not be duplicated due to the traffic issues. Mainly fear of not knowing what would be built in the area, was the general concern.

**DAB member:** Where will the sewer be and will it affect the walls? **Ewy-** The wall will be offset of 5ft from the property line and it will not be an issue.

**Kelly Callen** recommended the middle ground and what the planning commission recommended. **Dale Carter** disagreed and stated as a business owners, he was not comfortable with prohibiting restaurants. It does not give the flexibility to a developer, and it will limits business owners. **Cater** recommends that they remove the restriction on drive thru restaurants.

**DAB member:** I think there is no reason to restrict the developer. At two cars down, you can't hear what people are ordering. I agree with Dale.

**Dale Carter** moved to accept the recommendations made by planning committee, with the exceptions of the restaurants restrictions— added back into the plans. **Nazir Jesri** seconded. Motion passed 8-1. **Kelly Callen** opposed.

#### **CUP2014-00042**

**Dale Miller, Senior Planner**, reported on an amendment of Community Unit Plan (CUP), DP 313 to permit a "convenience store" on Parcel.

**Tim Austin**, Developer, commented that the site is too small to be re-developed. We are looking to resale some of the access land.

**DAB member-** Any opposition? **Miller:** One phone call has been received about the church but not this case.

**Citizen:** What type of convenient store are they looking to building? **Miller:** The convenient store sits on 3 acres, not sure that very may stores use the entire 4 acres. **Citizen-** who changes the

zoning? **Miller:** The city has the options to change the zoning and it will give the church greater flexibility.

**Citizen-** What about the smaller homes near the area, will the lighting affect them? **Austin:** The residential area that is there is almost 300 ft. away. The convenient store lighting will not be much different.

**Dale Carter** recommended approval of **CUP201-00042**, **Kelly Callen** seconded. Motion passed. 9-0.

#### **Updates, Issues, and Reports**

**Council Member Meitzner:** Discussed changing the DAB meetings to the second Tuesdays of the month due to conflicting schedules on Mondays. Meitzner also suggested drafting a resolution to Westar suggesting that everything remains on Kellogg or close to Kellogg as possible.

DAB members agreed to change the DAB II meetings to the second Tuesdays of each month.

**Meeting was adjourned.**

The next meeting for District Advisory Board II will be held at 6:30 p.m., Tuesday March 9, 2015, at Fire Station 20, 2255 S. Greenwich.

#### **Guests**

Chris Mullen  
Russ Ewy  
Lonnie Wright  
Julie Sheahon  
Bill Nestolroad  
Larry Duntz